

PP

APPROVAL RECORD

Planning Permission

Coimbatore district, Tamil Nadu

APPROVAL TYPE

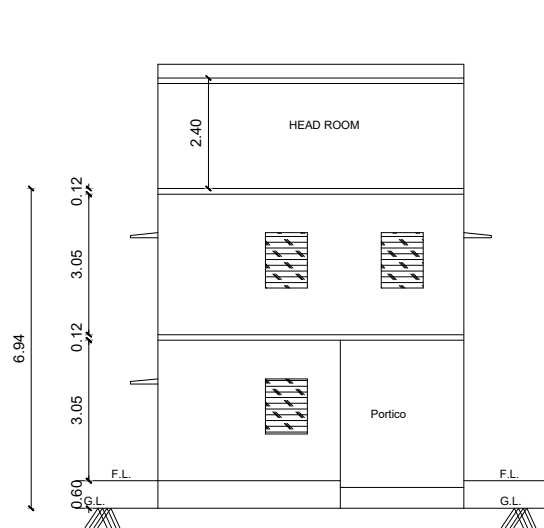
Building Plan

ISSUING AUTHORITY

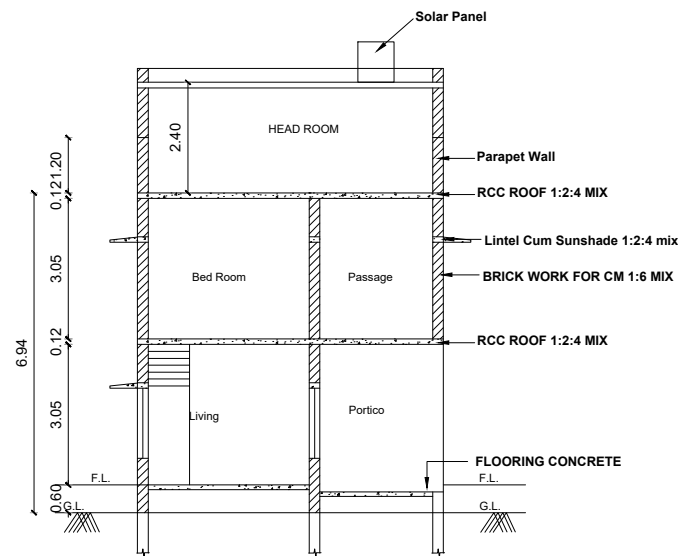
Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

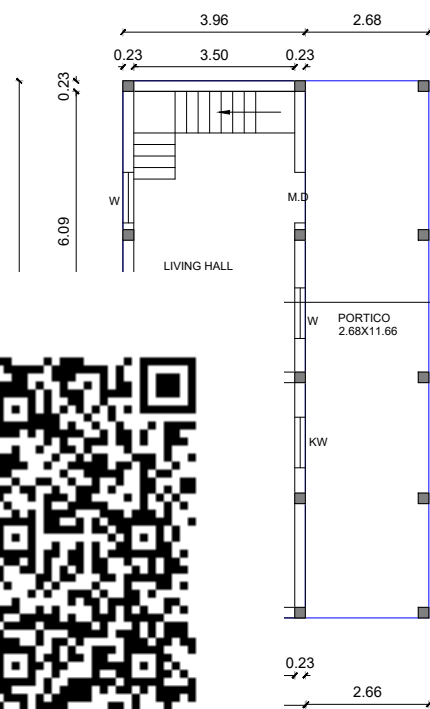
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



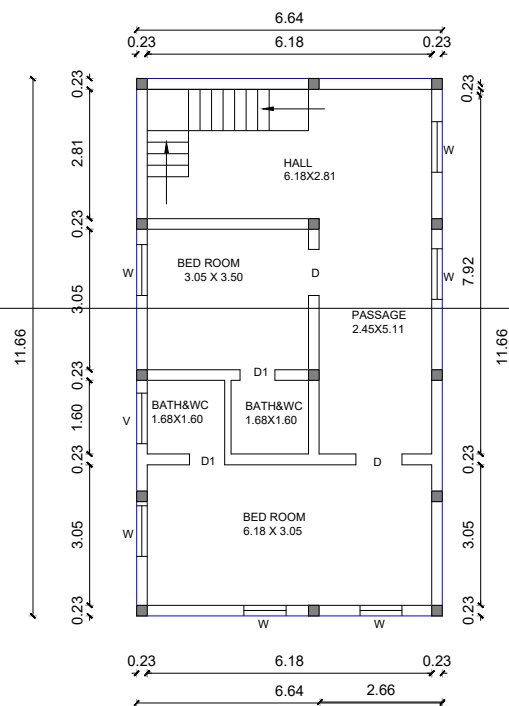
ELEVATION



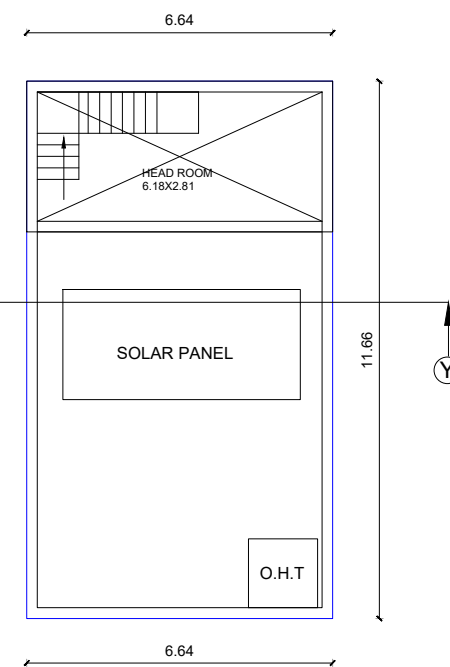
SECTION - YY



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED
CONSTRUCTION OF A RESIDENTIAL
GROUND AND FIRST FLOOR
BUILDING IN OLD S.F.NO:51, NEW
S.F.NO: 871/9 , PATTA NO:675,
VELLANAIPATTY VILLAGE, ANNUR
TALUK ,COIMBATORE DISTRICT .

APPLICANT NAME:
Mrs.LAKSHMI w/o, GANAPATHIAPPAN
Mr. MANICKARAJ S/o, GANAPATHIAPPAN
Mr.SURESH S/o, GANAPATHIAPPAN

AREA STATEMENT
PLOT AREA (AS PER PATTA) = 400.00 SQ.M (OR) 4305.60 Sqft
PLOT AREA (AS PER DOCUMENT) = 361.00 SQ.M (OR) 3888.00 Sqft
PLOT AREA (AS PER SITE) = 397.96 SQ.M (OR) 4283.64 Sqft

DESCRIPTION	FSI AREA SQ.M	NON FSI AREA SQ.M	BUILT UP AREA SQ.M	BUILT UP AREA SQ.FT
GROUND FLOOR	77.42	31.25	77.42	833.35
FIRST FLOOR	77.42	---	77.42	833.35
HEAD ROOM AREA	-	21.71	21.71	233.69
TOTAL	123.59	52.96	176.55	1900.39

$$F.S.I = \frac{F.S.I \text{ AREA}}{PLOT \text{ AREA}} = \frac{123.59}{361.00} = 0.342$$
$$F.S.I \text{ ACHIEVED} = 0.342$$
$$PLOT \text{ COVERAGE} = 21.51 \%$$



SCALE - 1 : 100 ALL DIMENSIONS ARE IN METER

SPECIFICATION:
SAND FILLING 15cm Tk. IN FOUNDATION, BASEMENT
P.C.C 1:4:8 WITH 40mm HBS FOR FOUNDATION
P.C.C 1:5:10 WITH 40mm FOR FLOORING 100mm TK.
RCC M25 WITH 20mm HBS FOR ROOF, COLUMNS,
Tee/Ell BEAMS AND OTHER RCC WORKS
BRICKWORK IN CM 1:6 WITH STOCK BRICKS.
PLASTERING WALL WITH CM 1:5, 12mm THICK.
WEATHERING COURSE 75mm TK AND ONE
COURSE OF PRESSED TILES IN CM 1:3
FLOOR FINISHING WITH ATHANGUDI TILES.

JOINERY DETAIL			
MAINDOOR	1.2 X 2.1	40"	X 70"
DOOR	0.9 X 2.1	30"	X 70"
DOOR 1	0.75 X 2.1	26"	X 70"
OPENING	0.9 X 2.1	30"	X 70"
WINDOW	1.2 X 1.35	40"	X 46"
WINDOW 2	1.75 X 1.35	56"	X 46"
WINDOW 3	0.46 X 1.35	16"	X 46"
KITCHEN WINDOW	1.2 X 1.05	40"	X 33"
VENTILATOR	0.6 X 0.6	20"	X 20"

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APPLICANT SIGNATURE:

M.GOMATHI B.E.(Civil)
Registered Engineer Grade-II
CDTCP - RE - GR-II /02/2025
50, Nanjappa Chettiyar Street, Ondipudur,
Coimbatore South, Coimbatore - 641 016

REGISTERED ENGINEER SIGNATURE

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CONSTRUCTION OF A RESIDENTIAL
GROUND AND FIRST FLOOR
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DESCRIPTION	FSI AREA SQ.M	NON FSI AREA SQ.M	BUILT UP AREA SQ.M	BUILT UP AREA SQ.FT
GROUND FLOOR	46.17	31.25	77.42	833.35
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HEAD ROOM AREA	-	21.71	21.71	233.69
TOTAL	123.59	52.96	176.55	1900.39

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COLOUR INDEX:

PROPOSED BULDING

EXISTING ROAD

SITE BOUNDARY LINE



SCALE - 1 : 100

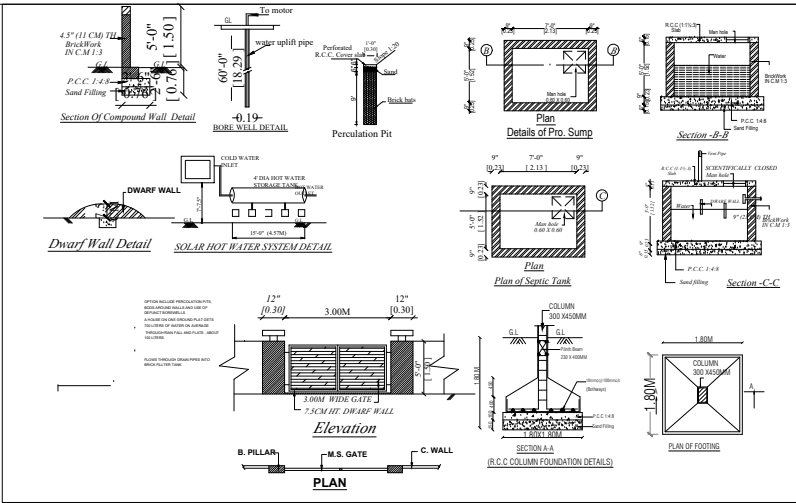
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SANITARY REQUIREMENTS

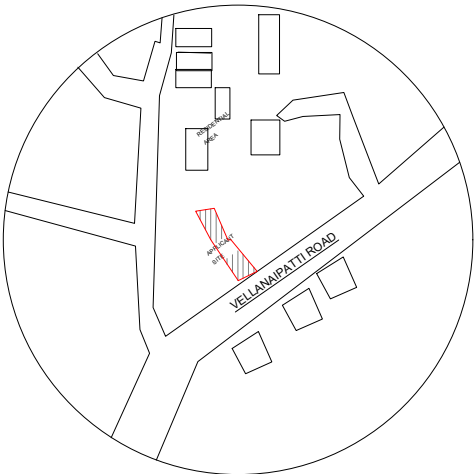
Dwellings with individual conveniences shall have at least the following fittings:

- (a) One bath room provided with a tap and a floor trap;
(b) One WC with flushing apparatus with an abutment tap
(c) One tap with a floor trap or a sink in kitchen or wash place.

	BATH	WC	TAP	KITCHEN TAP	KITCHEN SINK
1 DWELLING UNIT	2 NOS	2 NOS	5 NOS	3 NOS	1 NOS

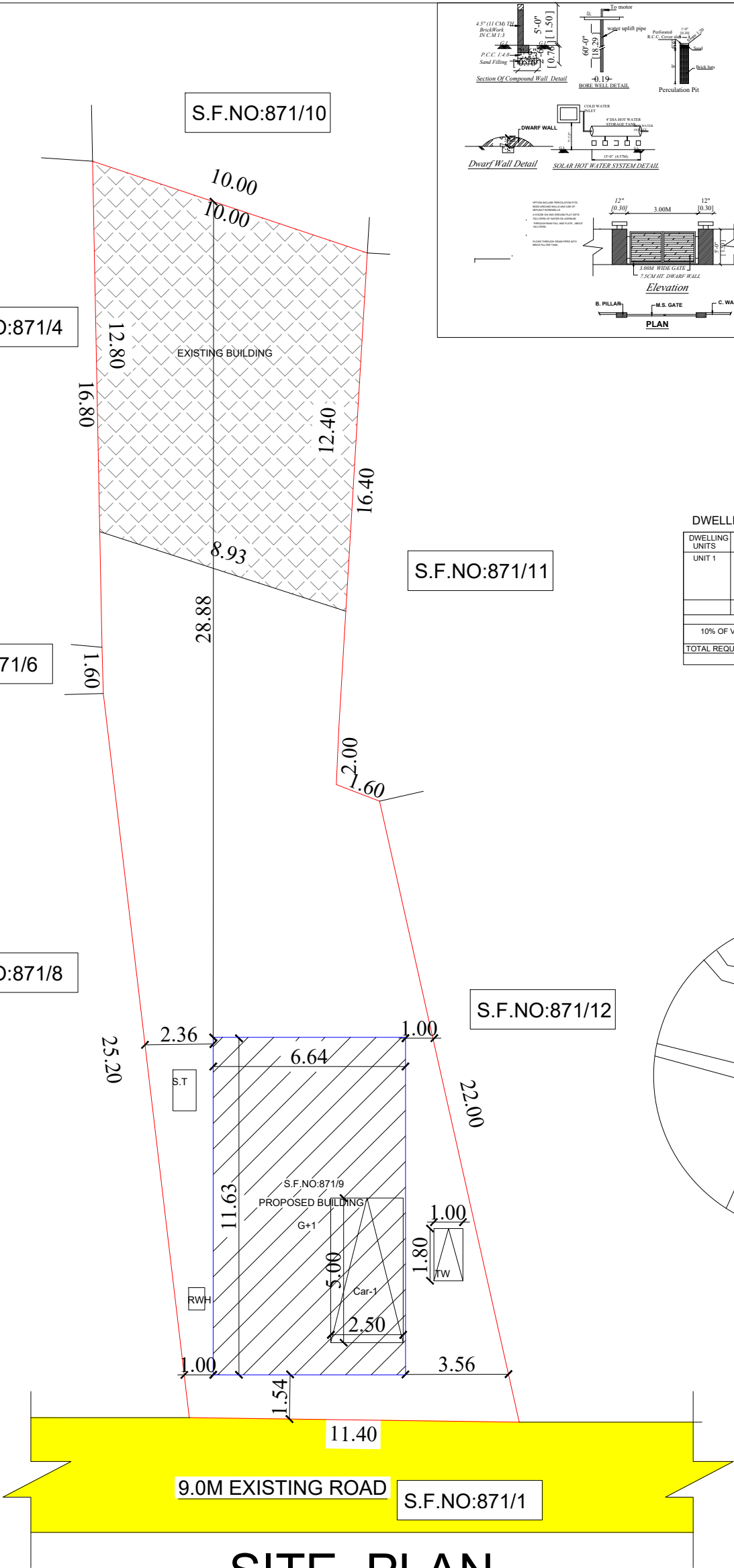
DWELLING UNIT AND PARKING DETAILS:

DWELLING UNITS	DWELLING UNIT AREA	NO OF FLOORS	TWO WHEELER	CAR	PARKING RULE
UNIT 1	123.89 Sq.m	Ground & FIRST		123.59 75 =1.65 ~2 NOS	1 car space for every 75 sq.m
TOTAL			2		10% OF VISITORS PARKING INCLUDED
10% OF VISITORS PARKING				2 X 10 = 20 100 =1 3	
TOTAL REQUIREMENT				3	
TOTAL NO.OF DWELLING UNIT -1					



KEY PLAN

SITE PLAN



Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

[/landlens/one](#)



Verify My Land

Every record check run on one property and returned as a single report.

[/landlens/verify-my-land](#)



Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.

